

POPULATION ELEMENT

“Good planning does not begin with an abstract and arbitrary scheme that it seeks to impose on the community; it begins with a knowledge of existing conditions and opportunities.”

- Lewis Mumford

INTRODUCTION

This chapter highlights trends and projections for the population of Fayette County. An understanding of a community's past, present, and probable future population characteristics serves as the basis of any comprehensive planning effort. The following chapter provides an overview of various socio-economic characteristics of Fayette County. In many instances, these characteristics are compared with those of Fayette County's municipalities, adjacent counties, the Atlanta Metropolitan Statistical Area (MSA), and/or the state in order to provide regional and statewide comparisons. The Atlanta MSA is comprised of 20 counties including the Atlanta metropolitan area and extending north and west to the state line. Population characteristics analyzed include population trends and projections, number of households, age, race, educational attainment levels, and income.

POPULATION TRENDS

Fayette County has seen significant population growth over the last 20 years. Between 1980 and 1990, the county grew by an average of 11.5 percent per year, adding 33,372 new residents. Between 1990 and 2000, the county averaged just under five percent per year, adding 28,848 new residents, for a 20-year total of 62,220 new residents.

The county has seen a tremendous amount of growth in the last 20 years, both in the cities and the unincorporated area. Over this period, there has been a shift of population concentration from the unincorporated county to the cities. In 1980, 64 percent of the county's population lived in the unincorporated area. By 2000, just under half of the county's population lived in the unincorporated area (48 percent).

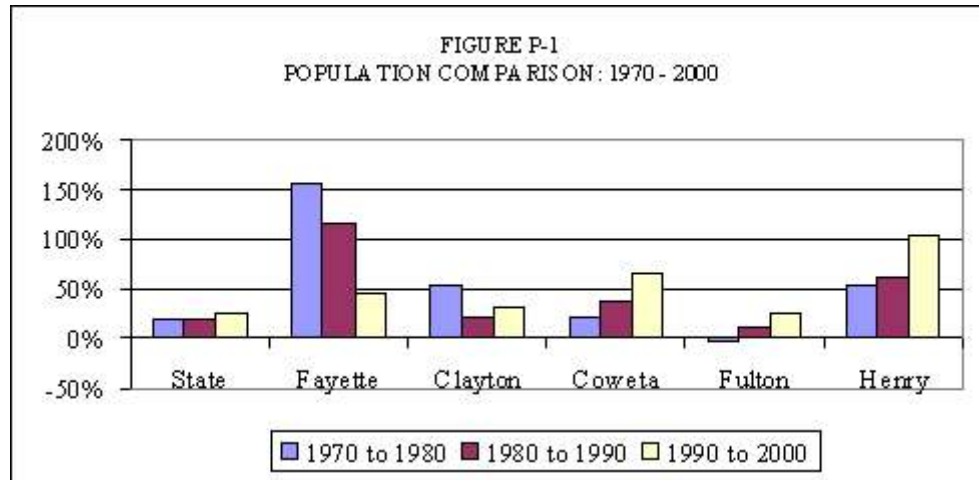
Much of this growth, then, has occurred within the municipalities and particularly within the cities of Peachtree City and Fayetteville. Each city grew by over 300 percent in the last 20 years. Peachtree City experienced the greatest increase in population with an increase of 391 percent, adding a total of 25,151 new residents. Fayetteville grew by 311 percent, adding a total of 8,433 new residents. The growth in Peachtree City and Fayetteville represented just over half of Fayette County's growth (54 percent) during the 20 year period.

During the same 20-year period, Fayette County's growth far outpaced that of the Atlanta metropolitan area, the surrounding counties, and the state. Fayette County grew at a rate twice that of the Atlanta area (214 percent vs. 103 percent), and four times that of the state (214 percent vs. 50 percent). Table P-1 indicates population growth in Fayette County, its municipalities, the surrounding counties, the Atlanta MSA, and the state for the past 20-year period.

TABLE P-1 POPULATION TRENDS:1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, AND THE STATE						
	Population			Percent Change		
	1980	1990	2000	1980-90	1990-00	1980-00
Fayette County	29,043	62,415	91,263	114.9%	46.2%	214.2%
Brooks	199	328	553	64.8%	68.6%	177.9%
Fayetteville	2,715	5,827	11,148	114.6%	91.3%	310.6%
Peachtree City	6,429	19,027	31,580	196.0%	66.0%	391.2%
Tyrone	1,038	2,724	3,916	162.4%	43.8%	277.3%
Woolsey	99	120	175	21.2%	45.8%	76.8%
Unincorporated County	18,464	34,389	43,891	86.2%	27.6%	137.7%
Clayton County	150,357	182,052	236,517	21.1%	29.9%	57.3%
Coweta County	39,268	53,853	89,215	37.1%	65.7%	127.2%
Fulton County	589,899	648,951	816,006	10.0%	25.7%	38.3%
Spalding County	47,899	54,457	58,417	13.7%	7.3%	22.0%
Atlanta MSA	2,029,710	2,833,511	4,112,198	39.6%	45.1%	102.6%
State	5,463,105	6,478,216	8,186,453	18.6%	26.4%	49.8%

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Figure P-1 illustrates the relationship of population change in Fayette County to the changes in growth in other counties over the same time span. While its population continues to increase, the rate of growth in Fayette County has steadily declined over the last 20 years. This is in contrast to the surrounding counties where the rate of growth has continued to increase.



POPULATION PROJECTIONS

Population projections enable counties and cities to take present action to accommodate future conditions. Projections can help determine the level of demand for future facilities and services. However, making plans in a rapidly changing, high growth area such as Fayette County is difficult. Based on population and economic growth trends, the Atlanta Regional Commission (ARC) adopted population estimates that show Fayette County's 2020 population at approximately 143,000 persons. It is estimated that approximately 58 percent of this 2020 population will reside within the various city limits (Table P-2).

TABLE P-2 POPULATION PROJECTIONS: 2000 - 2020 FAYETTE COUNTY, MUNICIPALITIES					
	2000	2005	2010	2015	2020
Fayette County	91,263	102,446	111,628	125,928	142,829
Brooks	553	702	850	999	1,148
Fayetteville	11,148	14,919	19,965	26,718	35,754
Peachtree City	31,580	36,817	36,817	36,817	36,817
Tyrone	3,916	6,719	7,347	7,966	8,579
Woolsey	175	188	203	218	233

Source: U.S. Bureau of the Census, 2000

Fayette County: ARC Projections, April 3, 2001

Brooks: 2010: Brooks Comprehensive Plan; other based on five year increase of 149 persons

Fayetteville: Fayetteville Comprehensive Plan; based on annual population increase of six percent

Peachtree City: Peachtree City Department of Developmental Services, assumes no annexation

Tyrone: Town's Population Element Amendment for the Adoption of a Capital Improvement Element

Woolsey: Woolsey Comprehensive Plan; based on annual population increase of 1.4 percent

BUILDOUT POPULATION

While population projections provide a specific population forecast for a specific period in time, this comprehensive plan also provides three strategic buildout scenarios, based on different growth assumptions. Buildout refers to the development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations - a reference to a hypothetical point in the future when all land that can be developed has been developed. This section describes buildout scenarios based on land capacity, water production, and density desirability.

Land Capacity

Based on information received from the various municipalities and the Atlanta Regional Commission (ARC), it was determined that as of Summer, 2002, 58,165 acres of developable land remain in Fayette County. Subtracting approximately 20 percent as the acreage required for infrastructure needs and acreage which is unbuildable due to environmental constraints, leaves 46,532 acres available for development. The three alternatives presented offer a range of development assumptions. Alternative 1 assumes that half the acreage will be developed in five acre tracts with the remaining split between one and two acre development. Alternative 2 assumes that half the acreage will be developed in one acre tracts; 35 percent will be developed in two acre tracts, and 15 percent will be developed in five acre tracts. Alternative 3 assumes all the remaining acreage will be developed in one acre tracts. Using these alternative development scenarios, the estimated buildout population by the available land would range from 192,460 to 265,746 (Table P-3).

TABLE P-3 LAND CAPACITY						
	Alternative 1		Alternative 2		Alternative 3	
Density	Population	Percent	Population	Percent	Population	Percent
3p/1 acre	34,899	25.0*	69,798	50.0*	139,596	100.0*
3p/2 acres	17,450	25.0*	24,429	35.0*	0	0.0
3p/5 acres	13,960	50.0*	4,188	15.0*	0	0.0
Unincorporated Population (2002)*	45,000	-	45,000	-	45,000	-
Fayetteville Future Capacity	35,754	-	35,754	-	35,754	-
Peachtree City Future Capacity	36,817	-	36,817	-	36,817	-
Tyrone Future Capacity	8,579	-	8,579	-	8,579	-
Total	192,460	100.0	224,565	100.0	265,746	100.0
p = persons * Includes Brooks and Woolsey						

Source: Fayette County Planning Department, Municipalities

Water Availability

Fayette County's current maximum daily production capacity is 20.3 million gallons per day (MGD). The county's contract with the City of Atlanta provides an additional four MGD. With the completion of Lake McIntosh, the county will have 32.3 MGD of available water. At an average of 142 gallons of water per day (GPD) per person, this current capacity supports a (totally residential) population of approximately 227,470.

Tying population growth to water availability is shown in Table P-4. As note, these assumptions also do not take into account nonresidential development, nor do they estimate residential development on wells.

TABLE P-4 WATER AVAILABILITY		
	Million Gallons per Day	Population Supported
2003 County Capacity	20.3	142,960
Atlanta Contract	4	28,170
Lake McIntosh (future)	8	56,340
Totals	32.3	227,470

Source: Fayette County Planning Department, Fayette County Water System

Density Desirability

Density desirability is based on the desired buildout "feel" of Fayette County. The county was divided into urban and rural areas. Urban areas are those areas currently within municipal limits and those areas outside municipalities but within sewerage drainage basins. Rural areas were the remaining areas of the county. Two scenarios were developed. Given the amount of acreage in the urban and rural areas, and the density of two persons per one acre (2/1) in urban areas, and two persons per five acres (2/5) in rural areas, the first alternative suggests that buildout population could be approximately 160,500. The second alternative is based on current development patterns of urban and rural areas of the county. This assumes a 3/1 in urban areas and 3/5 in rural areas. Such a scenario would give the "feel" of a Peachtree City in urban areas and the "feel" of a Brooks or Woolsey in the rural areas. This alternative suggests a buildout population of almost 241,000. These alternatives based on density desirability are illustrated in Table P-5.

TABLE P-5 DENSITY DESIRABILITY						
			Alternative 1		Alternative 2	
	Acres	Percent of Total Acreage	Persons per Acre	Population	Persons per Acre	Population
Urban Areas	68,580	54.0	2/1	137,160	3/1	205,740
Rural Areas	58,420	46.0	2/5	23,368	3/5	35,052
Total	127,000	100.0	-	160,528	-	240,792

Source: Fayette County Planning Department

Summary of Buildout Population

These projections depend on elements which are not completely within the control of the county. Increased density, through annexation, and water availability are functions of municipal, state, and/or federal governments. However, it is interesting to note that although the three scenarios are based on three different methodologies, there are some similarities in their findings. Low-end projections fall between 164,000 and 192,000; high-end projections fall between 227,000 and 266,000.

HOUSEHOLDS

While population is one measure of change, the households formed by Fayette County residents are the primary source of demand on housing, public facilities, and services. In Fayette County, the growth in the number of households has generally kept pace with that of the population. Between 1980 and 1990, the population grew by 115 percent; the number of households grew by 128 percent. Between 1990 and 2000, the growth was 46 percent and 48 percent, respectively. As of April, 2000, an estimated 31,524 households existed in Fayette County. Table P-6 compares the growth in the number of Fayette County households with that of its cities.

TABLE P-6 NUMBER OF HOUSEHOLDS, PERCENT CHANGE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES						
	HOUSEHOLDS			PERCENT CHANGE		
	1980	1990	2000	1980-90	1990-00	1980-00
Fayette County	9,227	21,054	31,524	128.2	49.7	241.6
Brooks	70±	124	195	77.1	57.3	178.6
Fayetteville	925	2,349	4,338	153.9	84.7	369.0
Peachtree City	1,942	6,210	10,876	219.8	75.1	460.0

TABLE P-6, continued. NUMBER OF HOUSEHOLDS, PERCENT CHANGE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES						
	HOUSEHOLDS			PERCENT CHANGE		
	1980	1990	2000	1980-90	1990-00	1980-00
Tyrone	339	934	1,374	175.5	47.1	305.3
Woolsey	44	46	57	4.5	23.9	29.5
Unincorporated County	5,907	11,391	14,684	92.8	28.9	148.6

Source: U.S. Bureau of the Census, 1980, 1990, 2000

Average Household Size

The growth in households was accompanied by a decline in the average household size. While average household size in Fayette County was 3.15 persons in 1980, by 2000 it had declined to 2.88. It should be noted that the average household size in Fayette County and its municipalities still exceeds that of the Atlanta metropolitan region, and the state as a whole (Table P-7). This trend of decreasing household size is forecast to continue, but at a slower rate. The decrease in household size is a result of changing lifestyles reflected in couples with fewer children, more adults living alone, and more single parent families.

TABLE P-7 AVERAGE HOUSEHOLD SIZE: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE			
	1980	1990	2000
Fayette County	3.15	2.96	2.88
Brooks	-	2.85	2.84
Fayetteville	2.94	2.44	2.48
Peachtree City	3.30	3.05	2.89
Tyrone	3.06	2.92	2.85
Woolsey	2.25	2.61	3.07
Clayton County	2.97	2.75	2.84
Coweta County	2.92	2.82	2.81
Fulton County	2.53	2.44	2.44
Spalding County	2.94	2.76	2.67
Atlanta MSA	2.51	2.64	2.68
State	2.84	2.66	2.65

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Household Projections

Table P-8 projects the number of households for Fayette County through the year 2020. Between 2000 and 2010, an additional 18,586 households are expected, an increase of 53 percent. The following ten years, from 2010 through 2020, will see 16,505 more households, or a 34 percent increase.

TABLE P-8 HOUSEHOLD GROWTH AND PROJECTIONS: 1980 - 2020 FAYETTE COUNTY									
	1980	1985	1990	1995	2000	2005	2010	2015	2020
Fayette County	9,227	NA	21,054	27,033	31,524	40,579	48,513	55,876	65,018

Source: Atlanta Regional Commission, Vision 2020

AGE DISTRIBUTION

Reflecting state and national trends, Fayette County's population is aging; between 1980 and 2000, the median age rose from 30.9 to 38.2 (Table P-9). This aging pattern can be primarily attributed to three factors: (1) aging of the baby boom generation; (2) drop in birth rate during the 1970s and 1980s; and (3) growth in the elderly population due to increased life expectancies.

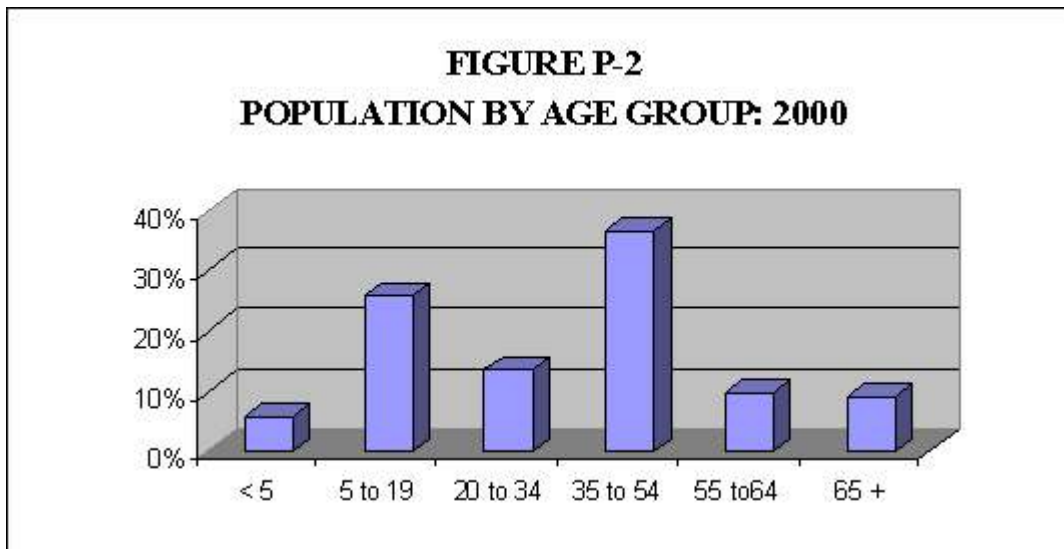
TABLE P-9 MEDIAN AGE: 1980, 1990, 2000 FAYETTE COUNTY, SELECTED MUNICIPALITIES, ATLANTA MSA, STATE			
	1980	1990	2000
Fayette County	30.9	34.1	38.2
Brooks	na	na	40.2
Fayetteville	31.5	32.7	36.1
Peachtree City	29.6	33.0	37.5
Tyrone	30.5	33.4	38.6
Woolsey	na	na	40.8
Clayton County	26.9	29.9	30.2
Coweta County	30.1	31.9	33.6
Fulton County	29.4	31.9	32.7
Spalding County	29.6	32.0	34.6
Atlanta MSA	29.0	31.5	32.9
State	28.6	31.6	33.4

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table P-10 identifies the age distribution of the Fayette County population in 2000. The Table indicates that 25.7 percent (approximately one of every four persons) was of school age (between the ages of 5 and 19). Almost 37 percent (one in three) of the population was between 35 and 54 years of age. People of retirement age (65+) comprised 8.9 percent of the population, or slightly less than one person in ten. The following figure (Figure P-2) shows the age distribution of the population of Fayette County in 2000. The largest percentage of the population (37 percent) falls into the 35-54 age group.

TABLE P-10 POPULATION BY AGE OF JURISDICTIONAL POPULATION, PERCENT: 2000 FAYETTE COUNTY, MUNICIPALITIES						
	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey
Under 5 years	5,325 5.8%	23 4.2%	746 6.7%	1,922 6.1%	233 5.9%	7 4.0%
5 to 9 years	7,301 8.0%	42 7.6%	858 7.7%	2,776 8.8%	293 7.5%	6 3.4%
10 to 14 years	8,762 9.6%	53 9.6%	861 7.7%	3,346 10.6%	334 8.5%	21 12.0%
15 to 19 years	7,362 8.1%	47 8.5%	733 6.6%	2,643 8.4%	296 7.6%	19 10.9%
20 to 24 years	3,723 4.1%	21 3.8%	582 5.2%	1,115 3.5%	181 4.6%	10 5.7%
25 to 34 years	8,511 9.3%	41 7.4%	1,595 14.3%	2,772 8.8%	383 9.8%	12 6.9%
35 to 44 years	16,792 18.4%	95 17.2%	1,941 17.4%	6,234 19.7%	700 17.9%	26 14.9%
45 to 54 years	16,592 18.2%	119 21.5%	1,516 13.6%	5,680 18.0%	773 19.7%	36 20.6%
55 to 59 years	5,347 5.9%	23 4.2%	484 4.3%	1,600 5.1%	254 6.5%	10 5.7%
60 to 64 years	3,444 3.8%	21 3.8%	355 3.2%	980 3.1%	151 3.9%	5 2.9%
65 to 74 years	4,498 4.9%	41 7.4%	654 5.9%	1,315 4.2%	198 5.1%	14 8.0%
75 to 84 years	2,810 3.1%	24 4.3%	585 5.2%	930 2.9%	95 2.4%	8 4.6%
85 years and over	796 0.9%	3 0.5%	238 2.1%	267 0.8%	25 0.6%	1 0.6%
Total Population	91,263 100%	553 100%	11,148 100%	31,580 100%	3,916 100%	175 100%
Median age (years)	38.2	40.2	36.1	37.5	38.6	40.8

Source: U.S. Bureau of the Census, 2000



Whether or not Fayette County's population continues to grow at comparable rates as in the past, by the year 2020, Fayette County can expect the number of older citizens to increase. The population 65 and over is expected to increase 67 percent over the next 20 years, accounting for 16 percent of the population in 2020, as opposed to its current nine percent (Table P-11).

TABLE P-11 AGE DISTRIBUTION OF POPULATION, PERCENT: 1980 - 2020 FAYETTE COUNTY									
	1980	1985	1990	1995	2000	2005	2010	2015	2020
Under 5 years	2,048 7.1%	3,490 8.0%	4,399 7.1%	5,331 6.9%	5,325 5.8%	6,352 6.2%	7,032 6.3%	8,059 6.4%	9,284 6.5%
5 to 14 years	5,891 20.3%	7,635 17.5%	10,685 17.2%	12,825 16.65	16,063 17.6%	15,367 15.0%	15,963 14.3%	17,504 13.9%	18,853 13.2%
15 to 24 years	4,181 14.4%	5,977 13.7%	8,192 12.9%	9,657 12.5%	11,085 12.1%	13,113 12.8%	14,177 12.7%	15,363 12.2%	16,854 11.8%
25 to 34 years	5,091 17.5%	6,893 15.8%	8,880 14.2%	9,889 12.85	8,511 9.3%	11,371 11.1%	12,056 10.8%	14,985 11.9%	18,282 12.85
35 to 44	5,080 17.5%	8,725 20.05	13,043 21.35	15,297 19.8%	16,792 18.45	16,699 16.3%	15,851 14.2%	16,245 12.9%	16,568 11.6%
45 to 54 years	2,914 10.0%	5,148 11.8%	8,567 13.5%	12,670 16.4%	16,592 18.2%	18,543 18.1%	19,535 17.5%	19,393 15.4%	18,996 13.3%
55 to 64 years	2,116 7.3%	3,098 7.1%	4,181 6.6%	5,640 7.3%	8,791 9.7%	11,269 11.0%	13,954 12.5%	16,622 13.2%	20,995 14.7%
65 years and over	3,838 5.9%	2,661 6.1%	4,468 7.1%	5,949 7.7%	8,104 8.9%	9,732 9.5%	13,060 11.7%	17,756 14.1%	22,995 16.1%
Median Age	30.9	32.72	34.1	35.67	38.2	38.53	39.32	39.64	39.48

Source: U.S. Bureau of the Census, 1980, 1990, 2000
Other Years: Woods and Poole Economics, Inc.

Source: U.S. Bureau of the Census, 1980, 1990, 2000
 Other Years: Woods and Poole Economics, Inc.

While still providing for the needs of school-age children, Fayette County must position itself to provide physical and social support to older residents. The aging population will seek recreational and human service facilities that are readily accessible from their homes; many may desire smaller housing units close to shopping and community services.

RACIAL COMPOSITION

The non-white population as a percent of Fayette County's total population increased from 4.9 percent in 1980 to 14.9 percent in 2000. Table P-12 summarizes the composition of the non-white population of Fayette County, the surrounding counties, the Atlanta MSA, and the state for the years 1980-2000.

TABLE P-12 NON-WHITE POPULATION, PERCENT OF TOTAL POPULATION: 1980 - 2000 FAYETTE COUNTY, SURROUNDING COUNTIES, ATLANTA MSA, STATE					
	1980	1985*	1990	1995*	2000
Fayette County	1,452 4.9%	3,069 7.0%	4,686 7.5%	9,135 11.9%	13,583 14.9%
Clayton County	10,494 7.0%	31,365 19.1%	50,323 27.6%	96,089 45.9%	141,854 60.0%
Coweta County	10,703 27.3%	11,665 26.3%	12,531 23.3%	15,242 21.3%	17,952 20.1%
Fulton County	303,508 51.5%	324,310 51.3%	339,050 52.2%	375,303 51.2%	411,555 50.4%
Spalding County	13,002 27.1%	14,681 28.9%	16,176 29.7%	17,616 31.2%	19,055 32.7%
Atlanta MSA	498,826 24.6%	666,498 27.4%	811,925 28.7%	1,132,813 32.6%	1,453,700 35.3%
State	1,465,181 26.8%	1,695,395 28.4%	1,874,820 28.9%	2,309,902 31.5%	2,744,984 33.5%

Source: U.S. Bureau of the Census, 1980, 1990, 2000 (One Race Indicated)

* : Extrapolated U.S. Bureau of the Census data

TABLE P-13
RACIAL COMPOSITION, AS PERCENT OF POPULATION: 1990, 2000
FAYETTE COUNTY, MUNICIPALITIES

	Fayette County		Brooks		Fayetteville		Peachtree City		Tyrone		Woolsey	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
White	57,729 92.5%	76,541 83.9%	319 97.3%	542 98.0%	5,414 92.9%	8,967 80.4%	17,576 92.4%	27,683 87.7%	2,660 97.7%	3,696 94.4%	115 95.8%	167 95.4%
Black and African American	3,380 5.4%	10,465 11.5%	9 2.7%	2 0.4%	338 5.8%	1,557 14.0%	756 4.0%	1,929 6.1%	40 1.5%	132 3.4%	4 3.3%	6 3.45
American Indian and Alaska Native	82 0.1%	194 0.2%	0 -	1 0.2%	6 0.1%	25 0.2%	23 0.1%	50 0.2%	8 0.3%	13 0.3%	0 -	0 -
Asian	1,053 1.7%	2,208 2.4%	0 -	7 1.3%	45 .8%	371 3.3%	611 3.2%	1,167 3.7%	15 .6%	39 1.0%	1 0.8%	2 1.1%
Native Hawaiian and Other Pacific Islander	NA -	22 -	NA -	0 -	NA -	1 -	NA -	9 -	NA -	0 -	NA -	0 -
Some other race	171 0.3%	694 0.8%	0 -	0 -	24 0.4%	106 1.0%	61 0.3%	291 0.9%	1 0.2%	6 0.2%	0 -	0 -
Hispanic origin (of any race)	994 1.6%	2,582 2.8%	2 0.6%	3 0.5%	82 1.4%	310 2.8%	455 2.4%	1,184 3.7%	16 0.6%	57 1.5%	0 -	1 0.6%

Source: U.S. Bureau of the Census, 1990, 2000 (One Race Indicated)

EDUCATIONAL ATTAINMENT

In 2000, 92.4 percent of Fayette County residents over the age of 25 had graduated from high school. As shown in Table 1.14, this exceeds the Atlanta metropolitan area and the state's figures of 84 percent and 78.6 percent, respectively. Also in 2000, 36.2 percent of Fayette County residents had received a bachelors or higher degree. This number is also higher than that of the Atlanta region or the state. Table P-14 compares Fayette County's educational attainment with that of its municipalities, the Atlanta region and the state for both 1990 and 2000.

TABLE P-14 EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OF AGE AND OLDER: 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE				
	Percent High School Graduate or Higher		Percent with Bachelors Degree or Higher	
	1990	2000	1990	2000
Fayette County	86.5	92.4	25.8	36.2
Brooks	78.4	87.9	9.5	8.7
Fayetteville	78.5	90.7	18.4	31.3
Peachtree City	94.3	96.2	37.9	46.2
Tyrone	79.4	89.2	14.9	30.4
Woolsey	74.1	94.5	23.5	28.4
Clayton County	77.2	80.1	14.7	16.6
Coweta County	67.4	81.6	13.3	20.6
Fulton County	77.8	84.0	31.6	41.4
Spalding County	60.0	67.8	11.1	12.5
Atlanta MSA	79.5	84.0	26.8	32.0
State	70.9	78.6	19.3	24.3

Source: U.S. Bureau of the Census, 1990, 2000

There has been a general decrease in the dropout rate in Fayette County, as shown in Table P-15. There has also been a decline in the percent of students continuing on to post secondary education. The current level of 69 percent continuing on to post secondary education was last seen in 1995-1996 when only 68 percent of the students continued on to post secondary education institutions.

TABLE P-15 DROPOUT RATE AND POST SECONDARY EDUCATION: 1995 - 2000 FAYETTE COUNTY					
	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000
Dropout Rates	3.0%	2.3%	2.3%	2.8%	1.0%
Continuing to Post-Secondary Education	68%	82%	78%	75%	69%

Source: Fayette County Board of Education, 2002

Scholastic Aptitude Test scores in Fayette County are higher than both the state and the country as a whole, as illustrated in Table P-16. The table also indicates that the Iowa Test of Basic Skills (ITBS) scores in Fayette County, while falling to some extent, remain higher than the state average.

TABLE P-16 STANDARDIZED ACHIEVEMENT TEST SCORES: 1995 - 2000 FAYETTE COUNTY					
	Scholastic Aptitude Test			ITBS - Grade 8 Iowa Test of Basic Skills	
	Fayette County	State	National	Fayette County	State
1995-1996	1032	961	1013	73	na
1996-1997	1037	967	1016	73	54
1997-1998	1031	968	1017	74	54
1998-1999	1048	969	1016	73	56
1999-2000	1046	974	1019	66	49

Source: Fayette County Board of Education, 2002

INCOME

Table P-17 compares median household income and per capita income levels of Fayette County and its municipalities with those of the Atlanta metropolitan region and the state. Fayette County's median household income increased from \$50,167 in 1990 to \$71,227 in 2000, a 42 percent increase. Over the same time period, the median household income in the Atlanta area increased by 44 percent; the state saw a 46 percent increase. However, the median household income for Fayette County, and each of its municipalities, far exceeds that of the Atlanta area or the state. The same is true for per capita income.

TABLE P-17 MEDIAN HOUSEHOLD INCOME, PER CAPITA INCOME: 1989, 1999 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE						
	Median Household Income			Per Capita Income		
	1979	1989	1999	1979	1989	1999
Fayette County	\$25,586	\$50,167	\$71,227	\$8,782	\$19,025	\$29,464
Brooks	na	\$40,714	\$65,000	na	\$15,021	\$28,200
Fayetteville	\$20,313	\$36,224	\$55,208	\$7,401	\$16,169	\$26,551
Peachtree City	\$28,656	\$53,514	\$76,458	\$9,390	\$19,047	\$31,667
Tyrone	na	\$47,656	\$63,080	na	\$17,208	\$26,463
Woolsey	na	\$29,583	\$84,103	na	\$13,546	\$42,177
Clayton County	\$19,960	\$33,472	\$42,697	\$7,308	\$13,577	\$18,079
Coweta County	\$15,329	\$31,925	\$52,706	\$6,324	\$13,708	\$21,949
Fulton County	\$13,988	\$29,978	\$47,321	\$7,621	\$18,452	\$30,003
Spalding County	\$13,598	\$25,634	\$36,221	\$5,758	\$11,073	\$16,791
Atlanta MSA	\$18,355	\$36,051	\$51,948	\$7,803	\$16,897	\$25,033
State	\$15,033	\$29,021	\$42,433	\$6,402	\$13,631	\$21,154

Source: U.S. Bureau of the Census, 1990, 2000

With a median household income of \$71,227 in 1999, Fayette County remains one of the top income earning counties in the state. Only 18 percent of Fayette County households earned less than \$35,000 in 2000 as compared to almost 41 percent for the state for the same period (Table P-18).

TABLE P-18 HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 1989, 1999 FAYETTE COUNTY, STATE				
	Fayette County		State	
	1989	1999	1989	1999
Less than \$10,000	908 4.3%	897 2.8%	398,078 16.8%	304,816 10.1%
\$10,000 to \$14,999	805 3.8%	611 1.9%	204,142 8.6%	176,059 5.9%
\$15,000 to \$24,999	2,067 9.9%	1,844 5.9%	418,568 17.7%	369,279 12.3%
\$25,000 to \$34,999	2,419 11.5%	2,321 7.4%	383,733 16.2%	378,689 12.6%
\$35,000 to \$49,999	4,229 20.2%	4,174 13.3%	420,917 18.8%	502,961 16.7%
\$50,000 to \$74,999	6,230 29.7%	6,892 21.9%	341,667 14.4%	593,203 19.7%
\$75,000 to \$99,999	2,568 12.2%	5,675 18.0%	109,354 4.6%	311,651 10.4%
\$100,000 to \$149,999	1,149 5.5%	5,695 18.1%	56,974 2.4%	234,093 7.8%
\$150,00 to \$199,999	594* 2.8%	2,025 6.4%	33,142* 1.4%	66,084 2.2%
\$200,000 or more	-	1,357 4.3%	-	70,843 2.4%
Per Capita Income	\$19,025	\$29,464	\$13,631	\$21,154
Median Household Income	\$50,167	\$71,227	\$29,021	\$42,433

Source: U.S. Bureau of the Census, 1990, 2000

* Households earning \$150,000 or more

The disproportionate rise in Fayette County's median household income can be attributed to a number of factors. Most of Fayette County's labor force growth has been associated with "white collar" jobs resulting in over half of the employed residents holding professional, managerial, or sales jobs, with another quarter in administrative support positions. The increase in dual income households has been a major factor in the rise of Fayette County's median household income.